



FUMIGATION OF 7632 SCHEDULED THIS WEEK (11/6/18 – 11/8/18)

Starting this coming Tuesday, to eradicate termites, Bldg 7632 is going to be tented for fumigation on 11/6/18 – 11/8/18, weather permitting. All residents in this building have been notified with numerous flyers and have received bags. If you have not done so, please follow specific instructions start bagging your foods, medicinal, etc. Any extra cost charged by the fumigators due to delay or bagging, etc, will be passed on to that unit.

Earlier this year, several units from previously tented buildings were charged several hundred dollars for not properly bagging their items. So please do yourself a big favor by being prepared. At this point, if you need more bags, please call Marian at Lenz, at 805-962-9151.

The Assoc is responsible paying the fumigation and all owners and residents are responsible for all temporary housing costs. If have tenants, please notify your renters of this project.

NEW EXERCISE EQUIPMENT ORDERED

The Association has ordered a new stepper for the gym. It will take several weeks for it to arrive. Please remember that using the facilities at your own risk.

NEW BAT HOUSES INSTALLED

One of the best natural ways to get rid of flying bugs like mosquitoes and such is to have bats eating them. The Association has recently installed 2 bat houses in the common area to promote their presence.

ASSOC WELCOMES NEW MEMBERS

The Assoc welcomes its latest members: Mr. & Mrs. J. Parsons.

November 4, 2018

NEW GATES INSTALLED; ACTIVATION SOON

As you know, new exit & entrance gates and equipment have been installed. Unfortunately, due to a hiccup in the system when it was first activated, the system had to be taken off line. Hopefully, this coming week, it will be activated. We apologize for the delay.

Please remember that the secret gate code is “#2016”. Please exercise discernment as to who is to receive this code. If you have a real estate agent, please make sure that he/she does not post this code on the front gate for open houses. The pedestrian gate code is “71139” (zip code backward).

CHECKING SMOKE & CO DETECTORS URGED

As you may already be aware, Building Codes require that smoke detectors be installed and maintained in all residential dwelling Units, apartment houses, duplexes, lodging houses, and mobile homes. Condominium complexes are included in this requirement as well.

Smoke detectors are an early warning device. Depending on the type of fire, you may have only minutes or even seconds to reach safety. Smoke detectors provide the advance warning of the development of conditions that will become dangerous to life within a short period of time. Historically, property loss is also substantially less.

All smoke detectors installed within your Unit should be tested regularly (once a month) and batteries changed at least once a year. If your battery-powered smoke alarm begins to emit a low-power warning, usually a chirping sound, replace the battery immediately with a fresh one. This will ensure that your smoke alarm will continue to provide protection. It is good practice to make

replacement of batteries a seasonal routine, such as when resetting clocks in the fall and spring. Always follow the manufacturer's instructions for testing smoke alarms and replacing the batteries.

Owners are encouraged to purchase and place a fire extinguisher(s) within the interior of their Unit. It is also recommended that residents familiarize themselves with the locations of all fire extinguishers located throughout the complex. Additionally, since each unit is equipped with gas, a working CO detector(s) is also required. Thank you in advance for your anticipated cooperation regarding this matter and compliance.

ANNUAL COLLECTION BEING SOUGHT FOR OUR GARDENER

As residents of the Grove, we are grateful to have the landscaping services of Jose Soto from Enviroscape. Jose has been with us for many years and works diligently to keep our complex attractive. For numerous years now, many residents would like to raise a holiday gift as a token of our appreciation. For those interested in showing Jose your appreciation, please make your checks (please, no cash) payable to "JOSE SOTO" and send them to the following address:

Eucalyptus Grove HOA
Attn.: James Nguyen
3944 State St. #200
Santa Barbara, CA 93105

Please make sure to indicate on the check memo line "EG Gardener Gift". **Please send your checks in by December 17, 2018**, so that the gift can be given to him that week. Thank you again for your generosity and kindness.

RECYCLING CONTAINERS AT MAILBOX KIOSKS FOR JUNK MAIL

At each mailbox kiosk, there is a container that is meant for junk mail only. Please do not deposit household trash, foods, and other materials in it. Thank you.

NEW STAIRCASE LIGHT FIXTURES TO BE INSTALLED

New staircase light fixtures will be installed at Bldg 7638. These new lights should give better illumination for going up and down the staircase in the dark. At this time, the Assoc is trying to find a new source for the plastic lenses. The original lenses are obsolete and no longer made by the manufacturer.

FOUNDATION WORK FOR 7606 PLANNED

Due to reported movement in the foundation of 7606, the Board has hired Carter Construction to address this issue. The project, unfortunately, is a lengthy process due to several factors: soil engineer, structural engineer, permitting process, etc.

At this time, the contractor has received the soils report from the soil engineer and the structural engineer is drawing up building plans for the City Bldg Dept to review. Once approved, then a permit has to be pulled before the actual work can begin.

All planned work should be under the building so it does not appear that anyone needs to move out. There will be some noise during the working hours. Thank you to the residents of this building for their patience and cooperation.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

If you have a guest with a dog, please request that your guest leave the dog at home.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

All renters are strongly encouraged to get renters insurance.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS? PLEASE CALL MANAGEMENT

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters,

please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next monthly Board Meeting is scheduled for **Thursday, November 8, 2018, at 6PM**, at 7610 Hollister Ave. in the Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

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